

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 138

## MINUTES OF THE MEETING OF THE CITY COUNCIL

Wichita, Kansas, May 23, 2006

Tuesday, 9:39 A.M.

The City Council met in regular session with Mayor Mayans in the Chair. Council Members Brewer, Fearey, Gray, Martz, Schlapp, Skelton; present.

George Kolb, City Manager; Gary Rebenstorf, Director of Law; Karen Sublett, City Clerk; present.

The pledge of allegiance was participated in by the Council Members, staff, and guests.

The Minutes of the May 16, 2006 meeting were approved 7 to 0.

### Recognition

#### Recognition:

Mayor Mayans recognized Governor Li Cheng and the government and trade delegation from Henan Province, China and presented Governor Li Cheng with a key to the City of Wichita. Mayor Mayans read aloud the following Proclamation

### Proclamation

Whereas, The City of Wichita is honored to welcome Governor Li Cheng and the government and trade delegation from Henan Province, China; and

Whereas, on this special occasion, the Wichita City Council is pleased to join the State of Kansas in extending a hand of friendship to the delegation from Kansas' Sister State; and

Whereas, the continuing warm relationships between the State of Kansas and Henan Province, and The City of Wichita and the City of Kaifeng, provide opportunities for people from both areas to discover interesting similarities and exciting differences in their cultures as well as expand the possibilities for trade;

Now, Therefore, Be It Resolved, that I Carlos Mayans, Mayor of the City of Wichita, Kansas, do hereby proclaim May 23, 2006, as

Henan-Kansas Friendship Day in the City of Wichita in honor of Governor Li and in celebration of the twenty-five years of friendship between the people of Kansas and the people of Henan.

### Governor Li Cheng Yu

Comments from Governor Li Cheng Yu were translated and received.

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 139

## CONSENT AGENDA

Mayor Mayans                      Mayor Mayans announced that he received a request to pull item 17 off of the agenda.

Motion--                              Mayans moved that the Consent Agenda be approved in accordance with the recommended  
--carried                              action shown thereon excluding item 17. Motion carried 7 to 0.

## **BOARD OF BIDS**

### REPORT OF THE BOARD OF BIDS AND CONTRACTS DATED MAY 22, 2006.

Bids were opened May 19, 2006, pursuant to advertisements published on:

PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION: Sewers, Paving and Water Mains as per specifications.

29th Street Water Line, from 135th Street West to 119th Street West (448-89799/ 633765/753905)  
Traffic to be maintained during construction using flagpersons and barricades. (District V)

Nowak Construction - \$694,846.66

Hollywood from the north line of K-42 Drive north and west to the west line of Lot 18, Block C; 35th Street South from the northeast line of Hollywood, north to the south line of Lot 31, Block A; Sidewalk on one side of Hollywood and 35th Street South to serve Harvest Ridge Addition - north of K-42, west of Maize. (472-83805/765894/490101) Does not affect existing traffic. (District V)

Cornejo and Sons Construction - \$303,813.36

Lateral 50 Cowskin Interceptor Sewer to serve Auburn Hills 16th Addition - south of Maple, east of 151st Street West. (468-84090/744182/480870) Does not affect existing traffic. (District V)

McCullough Excavation - \$213,250.00

Motion--                              Mayans moved that the contracts be awarded as outlined above, subject to check, same being the lowest  
--carried                              and best bid within the Engineer's construction estimate, and the and the necessary signatures be  
authorized. Motion carried 7 to 0.

PUBLIC WORKS DEPARTMENT/BUILDING SERVICES DIVISON: Replace Cooling Towers.

The Fagan Company - \$ 76,907.00 (Group 1 total base bid)  
112,560.00 (Group 2 total base bid)  
No Charge\* (Group 2: Option 2)  
No Charge\* (Group 2: Option 4)

\*Included in base bid

Trimech Inc. - \$84,698.40 (Group 3 total base bid)

PUBLIC WORKS DEPARTMENT/MAINTENANCE DIVISON: White & Yellow Pavement Marking Paint.

Ennis Paint Inc. - \$40,244.00\* (Total base bid)  
\*Estimate – Contract approved on unit cost basis.

PUBLIC WORKS DEPARTMENT/BUILDING SERVICES DIVISON: City Hall Chiller Replacement.

Central Air Conditioning Co. - \$485,350.00 (Total bid)

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 140

VARIOUS DEPARTMENTS/VARIOUS DIVISIONS: Flashlight Batteries.

Salisbury Supply Co. - \$17,713.89\* (Total base bid)

\*Estimate – Contract approved on unit cost basis.

PUBLIC WORKS DEPARTMENT/MAINTENANCE DIVISION: Traffic Signs.

Custom Products Corp. - \$60,431.89 (Total base bid)

\*Estimate – Contract approved on unit cost basis.

Motion--  
--carried

Mayans moved that the contract(s) be awarded as outlined above, same being the lowest and best bid, and the necessary signatures be authorized. Motion carried 7 to 0.

## CMBS

### APPLICATIONS FOR LICENSE TO RETAIL CEREAL MALT BEVERAGES:

<u>Renewa</u>	<u>2006</u>	<u>(Consumption off Premises)</u>
Kulwinders Jaswal	Petro America Quick Mart	2700 North Amidon

Motion--  
--carried

Mayans moved that the license be approved subject to Staff review and approval. Motion carried 7 to 0.

## PRELIM. ESTS.

### PRELIMINARY ESTIMATES:

- a) Water Distribution System to serve Clifton Cove Addition -south of 53rd Street South, west of Hillside. (448-90081/735318/470989) Does not affect existing traffic. (District III) - \$140,000
- b) Forestview from the north line of Lot 39, Block A, Liberty Park 2nd, south to the south line of Lot 27, Block C, Liberty Park 3rd; Alderny and Alderny Circle from the east line of Forestview, east and south to and including the cul-de-sac; 10th Street North from the west line of Forestview, west to 135th Street West; Forestview Court (Lots 9 through 23, Block A, Liberty Park 2nd) from the east line of Forestview, east to and including the cul-de-sac; 10th North Court (Lots 43 through 49, Block A, Liberty Park 2nd) from the north line of 10th Street North to and including the cul-de-sac; 10th North Court (Lots 1 through 8, Block A, Liberty Park 3rd) from the south line of 10th Street North, south to and including the cul-de-sac; Alderny Court from the south line of Alderny, south to and including the cul-de-sac; Sidewalk on one side of Forestview, Alderny, and 10th Street North to serve Liberty Park 2nd & 3rd Additions - south of 13th Street North, west of 135th Street West. (472-83881/765985/490102) Does not affect existing traffic. (District V) - \$592,900

Motion--carried

Mayans moved that the file be received. Motion carried 7 to 0.

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 141

## PETITION

### STREET PAVING IN HARVEST RIDGE ADDITION, WEST OF MAIZE, SOUTH OF 31ST STREET SOUTH. (DISTRICT IV)

Agenda Report No. 06-0528

On July 15, 2003, the City Council approved a Petition to pave streets in Harvest Ridge Addition. An attempt to award a contract within the budget set by the Petition was not successful. The developer has submitted a new Petition with an increased budget. The signature on the new Petition represents 100% of the improvement district.

The project will serve a new residential development located west of Maize, south of 31st St. South.

The existing Petition totals \$337,000. The new Petition totals \$380,000. The funding source is special assessments.

State Statutes provide that a Petition is valid if signed by a majority of resident property owners or owners of the majority of property in the improvement district.

Motion--  
--carried

Mayans moved that the Petition be approved; the Resolution adopted and the necessary signatures authorized. Motion carried 7 to 0.

### RESOLUTION NO. 06-227

Resolution of findings of advisability and resolution authorizing improving Hollywood, from the north line of K-42 Drive North and west to the west line of Lot 18, Block C, on 35th St. South., from the northeast line of Hollywood, north to the south line of Lot 31, Block A. Sidewalk constructed on one side of Hollywood, and 35th Street South., (west of Maize, south of 31st Street South) 472-83805, in the City of Wichita, Kansas, pursuant to findings of advisability made by the governing body of the City of Wichita, Kansas, presented. Mayans moved that the Resolution be adopted. Motion carried 7 to 0. Yeas: Brewer, Fearey, Gray, Martz, Schlapp, Skelton, and Mayans.

## DEEDS/ESMNTS

### DEEDS AND EASEMENTS:

- a) Drainage and Utility Easement dated April 10th, 2006 from Donal C. Olson, Gary L. Pierce, Jane E. Pierce, Sara McCarhty, and Jonathon Pierce, all co-owners, over tracts of land lying within portions of Lots 1, 2, 3, 9, and 10, Block 2; Lot 3 and 4, Block 1; Reserve "A"; Timberlands Addition, an Addition to Wichita, Sedgwick County, Kansas, (OCA# 607861). No Cost to City. D17840
- b) Utility Easement dated April 27th, 2006 Box Development, L.L. C., a Kansas Limited Liability Company over a tract of land lying in the East 1/2 of the NE 1/4 of Sec. 33, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, (OCA# 607861). No Cost to City. D17841
- c) Storm Sewer and Utility Easement dated March 7, 2006 from Russell Investments, L.L.C., a Kansas Limited Liability Company over tracts of land lying over a portion of the NE 1/4 of Section 33, T26-S, R1W, of the 6th P.M., Sedgwick County, Kansas, (OCA# 607861). No Cost to City. D17842
- d) Sidewalk Easement dated March 9th, 2006 by Ridge/37th Investments, LLC, a Kansas Limited Liability Company over a tract of land lying in a portion of Lots 1, 9, 10, and 11, Block A, Northridge Plaza Addition, Wichita, Sedgwick County, Kansas, (OCA# 607861). No Cost to City. D17843

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 142

- e) Permanent Easement dated May 23, 2006 from City of Wichita over a tract of land lying over a portion of Lots 1, 3, 5, 7, 9 and 11, Hopkins' and Elwood's Subdivision of Lot 1 in Block 1 in the Chautauqua Place Addition to Wichita, Kansas, (OCA# 706867)

Motion--carried

Mayans moved that the documents be accepted. Motion carried 7 to 0.

## BOARD MINUTES

### MINUTES OF ADVISORY BOARDS/COMMISSIONS:

Police & Fire Retirement Board, March 2, 2006  
Housing Advisory Board, March 15, 2006  
Wichita Public Library Monthly Report March 2006  
District II Advisory Board, April 3, 2006  
District IV Advisory Board, April 5, 2006  
District VI Advisory Board, April 3, 2006  
Wichita Public Library Board, April 18, 2006

Motion--carried

Mayans moved that the file be received. Motion carried 7 to 0.

### CONSIDERATION OF STREET CLOSURES/USES.

## STREET CLOSURE

### INFINITY FILMS, INC FILMING 5 MOVIE SCENES JUNE 2, 3 AND 4, 2006

Agenda Report No. 06-0529

In accordance with the Community Events Procedure, the event promoter is coordinating arrangements with Staff, subject to final approval by the City Council.

The following street closure request has been submitted:

Infinity Films, Inc filming 5 movie scenes June 2, 3 and 4, 2006  
§ 35th Street North between Rock Road and Webb Road.  
o June 2, 2006 9:00 pm – 12:00 am  
o June 3, 2006 2:00 pm – 12:00 am  
o June 4, 2006 2:00 pm – 12:00 am

Client will arrange to remove blockades as necessary to allow emergency vehicle access during entire designated time period. Blockades will be removed immediately upon completion of the event.

Inasmuch as possible, event sponsors are responsible for all costs associated with special events.

Motion--

Mayans moved to approve the request subject to: (1) Hiring off-duty certified law enforcement officers as required; (2) Obtaining barricades to close the streets in accordance with requirements of Police, Fire and Public Works Department. (3) Certificate of Liability Insurance on file with the Community Events Coordinator. Motion carried 7 to 0.

--carried

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 143

## **STREET CLOSURE      HEALING PATH FOUNDATION'S JOURNEY 2GETHER 8K RUN AND 2K WALK, SUNDAY, JUNE 11, 2006, 4:30 P.M. UNTIL 6:30 P.M.**

Agenda Report No. 06-0530

In accordance with the Community Events Procedure, the event promoter is working with The Independent School and the Forrest Hills Neighborhood Association and is coordinating arrangements with Staff, subject to final approval by the City Council.

The following street closure request has been submitted:

Healing Path Foundation's Journey 2gether 8K run and 2K walk Sunday June 11, 2006 4:30 pm until 6:30 pm

§        This event will begin and end on the campus of The Independent School, 8301 E. Douglas.  
            The run/walk will proceed through Forrest Hills.

Client will arrange to remove blockades as necessary to allow residents and emergency vehicle access during entire designated time period. Blockades will be removed immediately upon completion of the event.

Inasmuch as possible, event sponsors are responsible for all costs associated with special events.

Motion--

Mayans moved to approve the request subject to: (1) Hiring off-duty certified law enforcement officers as required; (2) Obtaining barricades to close the streets in accordance with requirements of Police, Fire and Public Works Departments. (3) Certificate of Liability Insurance on file with the Community Events Coordinator. Motion carried 7 to 0.

--carried

## **STREET CLOSURE      INTER-FAITH MINISTRIES THIRD ANNUAL BLOCK PARTY, JUNE 22, 2006, 4:30 P.M. TO 7:00 P.M.**

Agenda Report No. 06-0531

In accordance with the Community Events Procedure, the event promoter is working with Inter-Faith Villa Central and is coordinating arrangements with Staff, subject to final approval by the City Council.

The following street closure request has been submitted:

Inter-Faith Ministries 3rd Annual Block Party, June 22, 2006 4:30 – 7:00 pm

§        800 Block of North Market between Murdock and 8th Street, not including intersections.

Client will arrange to remove blockades as necessary to allow emergency vehicle access during entire designated time period. Blockades will be removed immediately upon completion of the event.

Inasmuch as possible, event sponsors are responsible for all costs associated with special events.

Motion--

Mayans moved to approve the request subject to: (1) Hiring off-duty certified law enforcement officers as required; (2) Obtaining barricades to close the streets in accordance with requirements of Police, Fire and Public Works Department. (3) Certificate of Liability Insurance on file with the Community Events Coordinator. Motion carried 7 to 0.

--carried

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 144

## STREET CLOSURE

### **BIG DOG MOTORCYCLE'S TORNADO RALLY, JUNE 9, 2006, 6:00 A.M. THROUGH JUNE 12, 2006, 12:00 A.M.**

Agenda Report No. 06-0532

In accordance with the Community Events Procedure, the event promoter is working with area business and is coordinating arrangements with Staff, subject to final approval by the City Council.

The following street closure request has been submitted:

Big Dog Motorcycle's Tornado Rally, June 9, 2006 6:00 am through June 12, 2006 12:00 am.

§ 1500, 1400 & 1300 Blocks of Douglas Avenue, west and east between Hydraulic and Cleveland Street, including the intersection of Douglas and Hydraulic.

§ Hydraulic, north and south between Douglas and First Street including the intersection of Douglas and Hydraulic.

Client has worked with Wichita Police Department and Wichita Fire Department and will arrange to remove blockades as necessary to allow emergency vehicle access during entire designated time period. Blockades will be removed immediately upon completion of the event.

Inasmuch as possible, event sponsors are responsible for all costs associated with special events.

Motion--

Mayans moved to approve the request subject to: (1) Hiring off-duty certified law enforcement officers as required; (2) Obtaining barricades to close the streets in accordance with requirements of Police, Fire and Public Works Department. (3) Certificate of Liability Insurance on file with the Community Events Coordinator. Motion carried 7 to 0.

--carried

## DRAINAGE CANAL

### **THE 11TH STREET BRIDGE OVER THE WICHITA DRAINAGE CANAL. (DISTRICT I)-SUPPLEMENTAL.**

Agenda Report No. 06-0533

On January 12, 1999, the City entered into an Agreement with MKEC Engineering Consultants, Inc. (MKEC) for designing improvements to the 11th Street Bridge over the Wichita Drainage Canal. The fee was \$34,250.

The original design concept was to rehabilitate the bridge. It has since been determined that the structure has deteriorated to the point that it should be removed and replaced. The proposed Supplemental Agreement between the City and MKEC provides for designing and preparing plans for replacing the bridge, utilizing the existing set of plans.

Payment to MKEC will be on a lump sum basis of \$15,180 and will be paid by General Obligation Bonds.

The Supplemental Agreement has been approved as to form by the Law Department.

Motion-

Mayans moved that the Supplemental Agreement be approved and the necessary signatures authorized. Motion carried 7 to 0.

--carried

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 145

**CHANGE ORDER: HYDRAULIC IMPROVEMENT, 63RD STREET SOUTH TO 57TH STREET SOUTH.  
(DISTRICT III)**

Agenda Report No. 06-0534

On November 8, 2005, the City Council approved a construction contract with Cornejo & Sons, Inc. to improve Hydraulic, between 63rd St. South and 57th St. South. During construction of the project, a number of unforeseen items developed that should be addressed as a Change Order:

Concrete valley gutters were constructed at the Hydraulic intersections at 59th and 60th Streets in lieu of asphalt. Modifications were made to the bridge design to avoid potential damage to a water line that was found to be in conflict with the bridge piling. As this was the only water supply line to the area south of 57th St. South, extraordinary measures were taken to avoid any disruption of water service. This resulted in additional bridge construction costs.

Storm sewers were extended to improve drainage from adjacent properties and reduce ditch side slopes. Storm water sewer manholes were lowered to improve the ride and reduce future maintenance costs.

A Change Order has been prepared for the cost of the additional work. Funding is available within the project budget.

The cost of the additional work is \$48,147, with the total paid by a combination of City-at-Large (\$9,629) and Federal Grants administered by the Kansas Department of Transportation (\$38,518). The original contract amount is \$1,927,816. This Change Order plus previous change orders represents 2.93% of the original contract amount.

The Law Department has approved the Change Order as to legal form. The Change Order amount is within the 25% of construction contract cost limit set by City Council policy.

Motion--  
--carried

Mayans moved that the Change Order be approved and the necessary signatures authorized. Motion carried 7 to 0.

**SURPLUS LAND SALE OF SURPLUS LAND IN THE 1800 BLOCK OF SOUTH SILVER. (DISTRICT III)**

Agenda Report No. 06-0535

The City owns remnant properties along Greenway Boulevard that were acquired in conjunction with the construction of Greenway Boulevard along the Arkansas River in 1931. These have been surplus since 1995 and on the market as available for sale.

An offer has been received for a City-owned parcel on the east side of Greenway Boulevard at Skinner Street and Silver Avenue. The subject is triangular and consists of eight contiguous, irregular shaped lots without improvements. The site is 0.24 acres. The buyer proposes to construct a residence to be occupied by the buyer. The buyer has also expressed interest in purchasing the lots south of the subject, which are privately owned and on the open market, if the subject does not meet zoning requirements of new single-family residence construction. The buyer has offered \$1,925.00, or \$0.18 per square foot, for the City's interest in the land. Based on site configuration, other sales in the area and the nature of the City's title, the proposed offer of \$1,925.00 is deemed reasonable.

The City will receive cash consideration from the sale of the property at closing. Upon sale, the property will return to the tax rolls and the City will no longer be responsible for maintenance.

The Law Department has approved the contracts as to form.

Motion--  
--carried

Mayans moved that the Real Estate Purchase Contracts be approved and the necessary signatures authorized. Motion carried 7 to 0.



# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 146

## 20" WATER MAIN

### **20-INCH WATER MAIN IN 159TH STREET EAST, FROM 1/3 MILE SOUTH OF KELLOGG TO LINCOLN AND A 16-INCH WATER MAIN IN LINCOLN AND BROOKHAVEN FROM 159TH STREET EAST TO HARRY. (DISTRICT II)**

Agenda Report No. 06-0536

The current Water Master Plan Update identified potential water pressure problems in portions of the east Wichita water distribution system and in growth areas in east Sedgwick County, as identified by the Metropolitan Area Planning Department.

On April 8, 2003, the City Council approved a Water Master Plan Update. In updating the water distribution water model and analyzing the water distribution system, including the latest growth predictions by MAPD, the Water Master Plan recommended the following two water mains:

20-inch water main located in 159th Street East, from 1/3 mile south of Kellogg to Lincoln  
16-inch water main in Lincoln and Brookhaven from 159th Street East to Harry

These mains will be part of a water system loop in the east portion of the City and will allow for future development of the area.

The Capital Improvement Program projects CIP W-877 and W-879 are included in the 2006 approved CIP. The budget for the two projects is \$760,000. They will be funded from Water Utility revenues and reserves, and/or a future revenue bond issue.

The Law Department has approved the Resolution as to form.

Motion--  
--carried

Mayans moved that the expenditure be approved; the Resolution adopted and the necessary signatures authorized. Motion carried 7 to 0.

#### RESOLUTION NO. 06-228

A Resolution of the City of Wichita, Kansas, declaring it necessary to construct, reconstruct, alter, repair, improve, extend and enlarge the water and sewer utility owned and operated by the city, and to issue revenue bonds in a total principal amount which shall not exceed \$760,000 exclusive of the cost of interest on borrowed money, for the purpose of paying certain costs thereof, and providing for the giving of notice of such intention in the manner required by law. Mayans moved that the Resolution be adopted. Motion carried 7 to 0. Yeas: Brewer, Fearey, Gray, Martz, Schlapp, Skelton, and Mayans.

## 16" WATER MAIN

### **16-INCH WATER MAIN IN 45TH STREET NORTH, FROM 1/2 MILE EAST OF ROCK ROAD TO WEBB ROAD. (DISTRICT II)**

Agenda Report No. 06-0537

The current Water Master Plan Update identified potential water pressure problems in portions of the northeast Wichita water distribution system and in growth areas in northeast Sedgwick County, as identified by the Metropolitan Area Planning Department.

On April 8, 2003, the City Council approved a Water Master Plan Update. In the process of updating the water distribution water model and analyzing the water distribution system that includes the latest growth predictions by MAPD, the Water Master Plan recommended a 16-inch water main in 45th Street North, from 1/2 mile east of Rock Road to Webb Road. The water main will be part of a water system loop in the northeast portion of the City and will allow for future development of the area.

CIP W-837, 45th N, Rock to Webb (16"), is included in the 2006 approved Capital Improvement Program. The budget for the project is \$310,000. The project will be funded from Water Utility revenues and reserves, and/or a future revenue bond issue.

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 147

The Law Department has approved the Resolution as to form.

Motion--  
--carried

Mayans moved that the expenditure be approved; the Resolution adopted and the necessary signatures authorized. Motion carried 7 to 0.

## RESOLUTION NO. 06-229

Resolution of the City of Wichita, Kansas, declaring it necessary to construct, reconstruct, alter, repair, improve, extend and enlarge the water and sewer utility owned and operated by the city, and to issue revenue bonds in a total principal amount which shall not exceed \$310,000 exclusive of the cost of interest on borrowed money, for the purpose of paying certain costs thereof, and providing for the giving of notice of such intention in the manner required by law. Mayans moved that the Resolution be adopted. Motion carried 7 to 0. Yeas: Brewer, Fearey, Gray, Martz, Schlapp, Skelton, and Mayans.

## EXIGENCY PROJ.

### **PUBLIC EXIGENCY PROJECT, REPLACEMENT OF CITY HALL CHILLER #2.** **(DISTRICT VI)**

Agenda Report No. 06-0538

Wichita City Hall has two (2) primary chillers that service the entire building's cooling needs. While comfort can be maintained in City Hall with only one chiller when the outside temperature is in the low nineties, outdoor temperatures in the mid-90's and above require that both chillers operate to maintain acceptable comfort levels.

During construction of the atrium renovations, a subcontractor drilling auger cast piers punctured an underground 10" pipe that carried condenser water between the chillers in the City Hall basement and the large exterior cooling towers. When the subcontractor injected high-pressure concrete grout into the auger hole, grout entered the condenser water pipe and flowed down through the pipe into City Hall's largest chiller machine. Due to the time of year, the chiller was not in use, and the damage went undetected for some time. When the grout was discovered, it had already hardened in the heat exchanger tubes, destroying the chiller.

Efforts to recover the costs for repair and replacement of the damaged equipment is currently ongoing. City staff procured the emergency services of Professional Engineering Consultants (PEC) to write equipment specifications for the procurement of a new chiller and act as the owner's representative during repairs. On April 20, 2006 the City Manager exercised his authority to declare an emergency repair in accordance with Purchasing Ordinance 35-856, Section (a), Emergencies, so that repairs could quickly proceed. In accordance with the "Public Exigency" Ordinance 2.64.020, City Council is notified that the 2006 CIP Budget must be amended to cover the cost of the purchase of the needed equipment and professional services from PEC.

Funds are currently available in the 2006 Planned Savings CIP (OCA 792463) for the purchase of the replacement equipment and professional services in the amount of \$350,000.00 total to date.

City Ordinance 2.64.020, "Public Exigency", allows the City Manager to authorize work to be performed by a contractor without formal bidding, but Council action is needed to amend the budget.

Motion--  
--carried

Mayans moved that the City Manager's Public Exigency approval of the project be affirmed and the 2006 budget amended. Motion carried 7 to 0.

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 148

## **RR CROSSING PLAN    CONTRACT FOR PROFESSIONAL SERVICES-RAILROAD CROSSING PLAN.**

Agenda Report No. 06-0539

The RRCP will be financed with funds from the US Department of Transportation (USDOT) and is subject to federal requirements and regulations. This plan will identify and analyze the transportation needs of railroad crossings at intersections across the Wichita Area Metropolitan Planning Organization's (WAMPO) planning region. This plan is regional in nature and is a cooperative effort involving the communities with a railroad crossing, appropriate local units of government and entities in the WAMPO area, the Kansas Department of Transportation (KDOT), the Federal Highway Administration (FHWA) and the Federal Railroad Administration (FRA).

The MAPD Transportation Division serves as staff to WAMPO. Professional consulting services are sought to assist staff in completing the study process. The consultant will perform the requested scope of services, followed by an inventory analysis and an action plan recommending Roadway/Railroad Safety and Congestion/Traffic Flow improvement alternatives.

TranSystems was chosen by the twenty-two members Staff Screening and Selection Committee that was comprised of officials from the FHWA, FRA, KDOT, WAMPO, MAPD, staff from the Cities of Wichita, Mulvane and Andover, Sedgwick County Public Works and Sedgwick County Association of Cities (SCAC) representatives.

This contract is for a total sum of \$220,000. Federal transportation planning funds available to the MPO will be used to pay 100 percent of the costs associated with the contractual services.

The Law Department has approved the contract as to form.

Motion--  
--carried

Mayans moved that the selection of TranSystems to complete the Railroad Crossing Plan be approved and the necessary signatures to execute the contract authorized. Motion carried 7 to 0.

## **PATHWAY SYSTEM    CONTRACT FOR PROFESSIONAL SERVICES-REGIONAL PATHWAY SYSTEM PLAN.**

Agenda Report No. 06-0540

The RPSP will be financed with funds from the US Department of Transportation (USDOT) and is subject to federal requirements and regulations. This plan will assess the existing bicycle/pedestrian facilities and identify, prioritize and recommend future connecting links for bicycle/pedestrian use across the Wichita Area Metropolitan Planning Organization's (WAMPO) planning region. This plan is regional in nature and is a cooperative effort involving the communities, appropriate local units of government and entities in the WAMPO area, the Kansas Department of Transportation (KDOT) and the Federal Highway Administration (FHWA).

The MAPD Transportation Division serves as staff to WAMPO. Professional consulting services are sought to assist staff in completing the RPSP. This plan will provide an updated inventory and analyze the current bicycle/pedestrian system. It will also provide recommendations/action plan on how best to connect the region's existing and future routes. In determining connection of existing paths, consideration will be given to safety, development feasibility and existing easements approved for public access.

Three proposals were received in response to the Request for Proposals (RFP). One was chosen by the seventeen member Staff Screening and Selection Committee that was comprised of officials from the FHWA, KDOT, WAMPO, MAPD, WAMPO, Wichita Transit, and staff from the Cities of Wichita, Mulvane, Andover, Colwich and Haysville and Sedgwick County Public Works.

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 149

This contract is for a total sum of \$150,000. Federal transportation planning funds available to the MPO will be used to pay 100 percent of the costs associated with the contractual services.

The Law Department has approved the contract as to form.

Motion--

Mayans moved that the selection of Charlier Associates, Inc. to complete the Regional Pathway System Plan be approved and the necessary signatures to execute the contract authorized. Motion carried 7 to 0.

--carried

## KDOT GRANT

### GRANT WITH THE KANSAS DEPARTMENT OF TRANSPORTATION.

Agenda Report No. 06-0541

On May 10, 1999, Governor Bill Graves signed into law House Bill 2071, which provides for a new state Comprehensive Transportation Program (CTP). The CTP provides funding to address highway, shortline railroad, aviation and public transportation needs over the next ten years.

Under the provision of the CTP, the City of Wichita has been allotted \$1,085,375 for FY 2007 (July 1, 2006 through June 30, 2007), which may be used for capital or operating expenditures.

The KDOT grant application process requires official action by the governing body authorizing the filing of grant applications, execution of approved grants, and receiving funds to administer the grant's Program. The purpose of this action is to authorize the City of Wichita - Wichita Transit to file for eligible State funds in support of the City's Transit services for capital purchases and operations. This action is similar to what the City filed for KDOT's FY 2006 funds last year.

A public hearing is scheduled to be held on May 22, 2006 at the Transit Operations Center to solicit public comment.

The grant will provide for the following:

- Continued KDOT-funded service enhancements, including enhanced midday fixed route operations, purchase of associated fuels, transit security program, and ADA Para transit support.
- Local capital match for replacement vans and on-board security cameras.

The \$1,085,375 funds are 100% grant supported and requires no matching funds. There will be \$1,035,375 used for operations and \$50,000 for capital match. There are no City funds involved in this project.

The City Law Department will review the contract prior to execution as to form.

Motion--

Mayans moved that the filing for the Grant with KDOT be approved and the Mayor authorized to execute the contract. Motion carried 7 to 0.

--carried

(Item 17)

## STATE OFFICE BLDG STATE OFFICE BUILDING FUND BUDGET ADJUSTMENT. (DISTRICT VI)

(It was requested that this item be pulled off of the agenda)

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 150

## AVIATION TECH.

### **REVISION TO ECONOMIC DEVELOPMENT ADMINISTRATION APPLICATION FOR AVIATION TECHNICAL CENTER FUNDING.**

Agenda Report No. 06-0543

On April 12, the Council approved a joint application with Sedgwick County for a \$1,500,000 grant from the Economic Development Administration (EDA) for the Aviation Technical Center at Jabara Airport. Of the \$36 million required for the project, the City's commitment is a not to exceed amount of \$1,600,000, contingent upon successful negotiation of a lease agreement between the Airport Authority and Sedgwick County.

In early May, the South Central Economic Development District (the local administrator of the grant) negotiated with EDA to increase the grant amount by \$500,000 to \$2 million, based on the recent announcement of lay-offs by the Boeing Company.

The change in grant amount requires a revision to the original application.

The increase in the EDA grant does not affect the City's financial commitment to the project. It will reduce the County's share of the funding.

The Law Office has reviewed the revised application.

Motion--  
--carried

Mayans moved that the revision be approved and the Mayor authorized to sign. Motion carried 7 to 0.

## RIGHT-OF-WAY

### **AMENDMENT OF RIGHT-OF WAY EASEMENT AT WEST 29TH STREET NORTH AND WEST STREET. (DISTRICT V)**

Agenda Report No. 06-0544

The City of Wichita owns an 80-acre parcel at the southwest corner of West 29th Street North and North West Street. The rear portion of the site is used for lime disposal by the Water Department. Phillips Petroleum has an easement over the entire parcel dating back to the 1930's. It has been determined that to serve new subdivisions in the area, a sewer lift station needs to be constructed on this parcel. Because of the blanket easement, this cannot be accomplished.

In order to get permits to build the lift station, the easement must be modified to include only that part of the parcel actually impacted by the pipeline. Phillips Petroleum has agreed to enter into a revised easement that includes only that actual corridor occupied by the pipeline. The property has been surveyed and an Amendment of the Right-of-Way Agreement drafted. This agreement will supplement the blanket easement.

There is no financial impact associated with amending the easement.

The Law Department has approved the easement as to form.

Motion--  
--carried

Mayans moved that the easement be granted and the necessary signatures authorized. Motion carried 7 to 0.

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 151

## **CONDEMN. AWARD     PAYMENT OF CONDEMNATION AWARD (CASE NO. 05 CV 4026)-HILLSIDE, KELLOGG TO CENTRAL PROJECT. (DISTRICTS I AND II)**

Agenda Report No. 06-0545

The City has identified the need to acquire a portion of the three tracts of land along Hillside in connection with improvements to Hillside from Kellogg to Central. One tract is located at the southwest corner of Hillside and Douglas and is improved with a Kentucky Fried Chicken restaurant. This property is owned by the Jack Pearce Revocable Trust. The second tract is at the northwest corner of Hillside and Douglas and is improved with a used car lot. This property is owned by Bijan Moussavi. The third tract is located along the west side of Hillside between First and Second Streets. It is owned by Kandy L.L.C. and is improved with a strip center. Earlier this year the City initiated eminent domain proceedings to acquire this property. On May 5, 2006, the court appointed appraisers filed their award. They determined the compensation to be paid for the acquisition of the Pearce property to be \$330,000.00; the Moussavi property to be \$152,000.00; and the Kandy L.L.C. property to be \$21,100. The court awarded the three appraisers fees in the amount of \$43,500.00. Court costs are \$111.

In order for the City to acquire this property, it must pay the award, together with fees and costs, to the Clerk of the District Court on or before June 4, 2006.

The costs of acquiring these properties will be paid from project funds.

The City has until June 4, 2006, to decide whether or not to acquire the property. If payment is not made to the Clerk by that date, the eminent domain is deemed abandoned.

Motion--

Mayans moved that payment be authorized to the Clerk of the District Court in the amount of \$546,711.00 for acquisition of property interests condemned in Case No. 05 CV 4026. Motion carried 7 to 0.

--carried

## **ORDINANCE**

### **SECOND READING ORDINANCE: (FIRST READ MAY 16, 2006).**

- a)     DR2006-06-Amendments to the Wichita Sedgwick-County Subdivision Regulations-Applicability and Exceptions.

#### ORDINANCE NO. 47-037

An Ordinance amending the "Wichita-Sedgwick County Subdivision Regulations, January 28, 1999 Edition," as adopted by reference in City of Wichita Code Section. 28.05.010, introduced and under the rules laid over. (DR2006-06).

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 152

## PLANNING AGENDA

Motion--  
--carried

Mayans moved that the Planning Agenda be approved in accordance with the recommended action shown thereon. Motion carried 7 to 0.

**VAC2006-00006**

**VAC2006-00006-REQUEST TO VACATE A PORTION OF A PLATTED RESERVE AND THE RESTRICTION OF USES IN THAT PORTION OF THE VACATED PLATTED RESERVE, GENERALLY LOCATED NORTHWEST OF THE 37TH STREET NORTH AND ROCK ROAD INTERSECTION. (DISTRICT II)**

Agenda Report No. 06-0546

Staff Recommendation: Approve.

MAPC Recommendation: Approve (unanimously).

The applicant is requesting consideration for the vacation of the east 10-feet of the platted Reserve "E" that abuts the west side yard lot line of Lot 1, Block 3, Willowbend Third Addition and to vacate the restriction of uses in the plat's text for the platted reserve to allow additional space to construct a single-family residence. The uses that Reserve "E" has been set aside for include public utilities, drainage and open space. There are no manholes, sewer or water lines in the reserve. Storm Water has no objection to the vacation, which will leave a 23.17-feet of the reserve on the south end and 11.87-feet of the reserve on the north end. Westar has equipment in the north end of the reserve and will require retention of the north 10-feet of the reserve. Per the plat's text, the homeowner's association owns the reserve and is responsible for its maintenance. The Willowbend Homeowners Association has sold the described portion of the reserve to the contract purchasers. The Willowbend Third Addition was recorded with the Register of Deeds on November 3, 1986.

The MAPC voted (12-0) to approve the vacation request. No one spoke in opposition to this request at the MAPC's advertised public hearing or its Subdivision Committee meeting. No written protests have been filed.

A certified copy of the Vacation Order, including language retaining a portion, as a utility easement and a covenant will be recorded with the Register of Deeds.

Motion--  
--carried

Mayans moved that the Vacation Order be approved and the necessary signatures authorized. Motion carried 7 to 0.

**VAC2006-00017**

**VAC2006-00017-REQUEST TO VACATE PLATTED SETBACKS AND PLATTED HALF STREET RIGHT-OF-WAY, GENERALLY LOCATED SOUTH OF MAPLE STREET AND EAST OF 151ST STREET WEST. (DISTRICT V)**

Agenda Report No. 06-0547

Staff Recommendation: Approve.

MAPC Recommendation: Approve (unanimously).

The 40-foot wide, unimproved half-street City View Street right-of-way (ROW) was recorded in the north 202 feet of Maple Hill Fifth Addition on January 31, 1969 and the south 291.02 feet of O'Dell - White Addition on June 18, 1975. The properties abutting the west side of the half-street ROW are located in the Auburn Hills 16th Addition that was recorded on October 7, 2005. This plat did not dedicate the needed half-street ROW to complete City View at this location, thus this portion of City View will not meet the subdivision standards for residential street ROW width. City View continues north of Taft, but there is no dedicated ROW for City View south of the subject portion. The Goddard School District's buses use this portion of City View to turn off of Valley Hi Road. This street, although platted to continue west of the City View and Valley Hi intersection, has not been improved. A temporary paved cul-de-sac will be constructed (construction project #468-84092) over unimproved portions in the Auburn Hills 16th Addition to allow the Goddard School District a turn around for their

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 153

buses. There are no manholes, sewer or water line in this portion of the ROW. Westar and SBC have utilities in portions of the ROW; those portions will be retained as a utility easement. There are considerations for drainage in the ROW and portions of the ROW will be retained as drainage easement.

The MAPC voted (10-0) to approve the vacation request. No one spoke in opposition to this request at the MAPC's advertised public hearing or its Subdivision Committee meeting. No written protests have been filed.

A certified copy of the Vacation Order, describing the vacated setbacks and vacated ROW, extending described platted setbacks and describing those portions of the ROW to be retained as utility and drainage easements will be recorded with the Register of Deeds.

Motion--  
--carried

Mayans moved that the Vacation Order be approved and the necessary signatures authorized.  
Motion carried 7 to 0.

**VAC2006-00018**

**VAC2006-00018-REQUEST TO VACATE PLATTED ACCESS CONTROL AND A UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF THE 21ST STREET NORTH AND GREENWICH ROAD INTERSECTION. (DISTRICT II)**

Agenda Report No. 06-0548

Staff Recommendation: Approve.

MAPC Recommendation: Approve (unanimously).

The applicant has applied for the vacation of a portion of the platted complete access control along the site's 21st Street North frontage. The request will remove platted ingress - egress drive and relocate it as approved by the Traffic Engineer. The subject site is part of CUP DP-279, which has integrated access, circulation and parking, including six (6) existing/permitted platted ingress - egress drives, with three (3) of them having full movement onto 21st Street North. At this location, 21st Street is a four-lane arterial with a center turn lane. There are manholes and a sewer line located in an easement dedicated by separate instrument (Film 1716, Page 940), which the applicant has also requested to be vacated. The applicant has recorded a 20-foot wide replacement utility easement (Film Page 28764840, recorded March 17, 2006) for all utilities that have been relocated (City construction project #468-84044), from the proposed vacated easement dedicated by separate instrument. A boundary shift (and subsequent development) on Lots 5 & 6, Block 1, Cross Pointe Addition has made the requested vacations necessary. The Cross Pointe Addition was recorded with the Register of Deeds on July 22, 2005.

The MAPC voted (11-0) to approve the vacation request. No one spoke in opposition to this request at the MAPC's advertised public hearing or its Subdivision Committee meeting. No written protests have been filed.

A certified copy of the Vacation Order, dedications by separate instrument of complete access control and a utility easement will be recorded with the Register of Deeds.

Motion--  
--carried

Mayans moved that the Vacation Order be approved and the necessary signatures authorized. Motion carried 7 to 0.



# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 154

A06-13R

**A06-13R-REQUEST BY KIM BUFFORD OF INITIAL INVESTMENT CO. AND WILLIE JOE BATISTE TO ANNEX LAND GENERALLY LOCATED SOUTHEAST OF 51ST STREET NORTH AND MERIDIAN AVENUE. (DISTRICT VI)**

Agenda Report No. 06-0549

The City has received a request to annex 27.36 acres of land generally located southeast of the intersection of 51st Street North and Meridian Avenue. The annexation area abuts the City of Wichita to the north, east, south and west. The property owner anticipates that the proposed property will be developed with 50 single-family units. A plat was approved by the Metropolitan Area Planning Commission on March 9, 2006, which is known as Northcrest Estates.

**Land Use and Zoning:** The proposed annexation consists of approximately 27.36 acres of property currently zoned "SF-20" Single-Family Residential, which upon annexation will convert to "SF-5" Single-Family Residential. Property directly to the north, west and south is zoned "SF-5" Single-Family Residential. The property to the north is developed with single-family housing, while property to the west is undeveloped and agricultural in nature. Property to the south has been subdivided, but is primarily undeveloped, with a few scattered single-family houses. The property to the east is zoned as "B" Multi-Family District and consists of a developed campground known as Camp Hiawatha.

**Public Services:** The closest water line to the subject property is a 20" water line in the north half of 51st Street North. In addition, a 20" sewer main has been designed for the south half of 51st Street North that is scheduled for construction later this year.

**Street System:** The subject property borders 51st Street to the north, which is a dirt road. The Sedgwick County Capital Improvement Program 2006-2010, the 2006 Transportation Improvement Program and the City of Wichita Capital Improvement Program (CIP) 2005-2014 do not call for improvements near the proposed annexation site.

**Public Safety:** Fire services to this site can be provided by the City of Wichita within a two (2) to three (3) minute approximate response time from City Station No. 13, located at 3162 W 42nd Street North. Upon annexation, police protection will be provided to the area by the Patrol North Bureau of the Wichita Police Department, headquartered at 3015 East 21st Street North.

**Parks:** The Brooks Tract Park, a 272-acre park, is located approximately 1/2 mile to the southwest of the subject property and is currently undeveloped. The Hellers Park, a 32-acre park, is located approximately 1/2 mile to the southeast of the subject property, contains one nature trail and has been designated as a Wichita Wild Habitat Area.

**School District:** The annexation property is part of the Unified School District 259 (Wichita School District). Annexation will not change the school district.

**Comprehensive Plan:** The proposed annexation is consistent with the Wichita-Sedgwick County Comprehensive Plan. The annexation property falls within the 2030 Wichita Urban Growth Area as shown in the Plan.

The current approximate appraised value of the proposed annexation lands, according to County records, is \$4,710 with a total assessed value of \$1,413. Using the current City levy (\$31.828/\$1000 x assessed valuation), this roughly yields \$44 in City annual tax revenues for the property. The future assessed value of this property will depend on the type and timing of any other developments on the proposed annexation property and the current mill levy. At this time, the property owner is anticipating that 50 single-family residential units will be developed within the next five years. The total appraised value of this residential development after completion is estimated at \$7,500,000. Assuming the current City levy remains about the same, this would roughly yield a total of \$27,088 in City annual tax revenues.

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 155

The property is eligible for annexation under K.S.A. 12-519, et seq.

Motion--  
--carried

Mayans moved that the annexation request be approved; the ordinance placed on first reading and the necessary signatures authorized. Motion carried 7 to 0.

## ORDINANCE

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended. (A06-13)

A06-14R

### **A06-14R-REQUEST BY JAY RUSSELL OF JRD, LLC TO ANNEX LAND GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF 55TH STREET SOUTH AND CLIFTON AVENUE. (DISTRICT III)**

Agenda Report No. 06-0550

Background: The City has received a request to annex two parcels of land that total approximately 20 acres generally located northeast of the intersection of 55th Street South and Clifton Avenue. These parcels are referred to as Clifton Heights Commercial Addition and Clifton Heights Commercial 2nd Addition. For purposes of this report, Clifton Heights Commercial Addition, a 16.78-acre parcel, will be referred to as Property A, and Clifton Heights Commercial 2nd Addition, a 3.19-acre parcel, will be referred to as Property B.

Property A abuts the City of Wichita to the north and east and is currently undeveloped. Property B abuts the City of Wichita to the west and is also undeveloped. The property owner anticipates that the proposed property will be developed as commercial property within the next 10 years.

Land Use and Zoning: The proposed annexation consists of two parcels of land that total approximately 20 acres of property currently zoned "SF-20" Single-Family Residential.

#### Property A

Property directly to the north and east of Property A is zoned "SF-5" Single-Family Residential and is currently undeveloped and agricultural in nature. Property to the south and west of Property A is zoned as "SF-20" Single-Family Residential and is also undeveloped and agricultural in nature with the exception of a few single-family residential units directly to the southwest of the Property A. On April 19, 2006, the Board of County Commissioners approved a zone change for Property A from "SF-20" Single-Family Residential to "LC" Limited Commercial subject to being platted within one year after approval of the Community Unit Plan by the Governing Body. The zone change will not be published until the plat has been recorded with the Register of Deeds. On April 27, 2006, the Metropolitan Area Planning Commission recommended approval of the plat pertaining to Property A.

#### Property B

Property directly to the west of Property B is zoned "SF-5" Single-Family Residential and currently is developed with one single-family residential unit and an outbuilding. Property to the north, east and south of Property B is zoned as "SF-20" Single-Family Residential and is undeveloped. On April 19, 2006, the Board of County Commissioners approved a zone change for Property B from "SF-20" Single-Family Residential to "GC" General Commercial subject to platting within one year and provisions as outlined in Protective Overlay #168. The zone change will not be published until the plat has been recorded with the Register of Deeds. On April 27, 2006, the Metropolitan Area Planning Commission recommended approval of the plat pertaining to Property B.

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 156

Comprehensive Plan: Property A and Property B fall within the 2030 Wichita Urban Growth Area and within an Employment/Industry Center land use designation of the 2030 Wichita Functional Land Use Guide of the Wichita-Sedgwick County Comprehensive Plan. Property A and Property B also lie within the boundaries of the Oaklawn/Sunview Neighborhood Revitalization Plan, adopted on March 20, 2002, as an amendment to the Wichita-Sedgwick County Comprehensive Plan. The Plan specifically addresses the area east of Clifton Avenue, from Oaklawn Elementary School to 55th Street South, recommending warehousing and light manufacturing as an appropriate future land use.

The subject property is also located within the Maximum Mission Area of the McConnell AFB, as identified in the McConnell AFB Joint Land Use Study, accepted by the Wichita City Council on May 13, 2005. An Implementation Committee with representatives from the City of Derby, the City of Wichita, Sedgwick County, McConnell AFB and other key stakeholders are evaluating the implications of implementing the proposed recommendations contained in the JLUS that may affect the subject property. The governing bodies have made no definite decisions as to which recommendations to implement at this time.

Public Services: The nearest water line to the subject property is a 12" stub in Clifton Avenue at the trailer park entrance, northwest of the property. The nearest sewer line to the subject property is a 24"-27" sewer main in Clifton Avenue.

Street and Drainage System: Property A borders Clifton Avenue to the west and 55th Street to the south. Property B borders K-15 to the east and a portion of 55th Street to the south. K-15 is a paved, four-lane highway, while 55th Street and Clifton Avenue are both paved, two-lane roads. The 2006 Transportation Improvement Program, the City of Wichita Capital Improvement Program (CIP) 2005-2014 and the Sedgwick County Capital Improvement Program 2006-2010 do not call for street improvements near the proposed annexation site. The Sedgwick County Capital Improvement Program 2006-2010 has scheduled drainage improvements on the subject property, between Clifton Avenue and K-15, to construct a channel to convey drainage from the bridge under K-15 to the existing channel west of Clifton Avenue.

Public Safety: Fire services to this site can be provided by the City of Wichita within a seven (7) to eight (8) minute approximate response time from City Station No. 19, located at 4440 S. Broadway. Upon annexation, police protection will be provided to the area by the Patrol South Bureau of the Wichita Police Department, headquartered at 211 E. Pawnee.

Parks: Emery Park, a 30-acre park, is located approximately 2 miles to the northwest of the proposed annexation site and contains two tennis courts, a BMX track, a concession stand, a basketball court, a children's play area, a restroom, a drinking fountain and a parking area. Chapin Park, a 190-acre park, is located approximately 2 1/2 miles to the northwest from the proposed annexation site and is currently open space that is used by the Radio Control Club for model airplane flying. Palisade Park, a 5-acre park, is located approximately 2 miles to the west of the subject property and is an open space neighborhood park. South Lakes Park, a 250-acre park, is approximately 2 1/2 miles to the west of the proposed site and contains 16 soccer fields, 8 softball diamonds, 1 football field, 3 concession stands, 4 fishing lakes and 2 parking areas. In addition, the South Arkansas River Greenway, a 158-acre park, is approximately 2 miles to the south of the subject property and is undeveloped parkland along the Arkansas River. According to the 1996 Parks and Open Space Master Plan, a pathway has been proposed that would run along the east edge of the Arkansas River. In addition, a potential future park site has been identified immediately west of the subject property.

School District: The subject property is part of the Unified School District 260 (Derby School District). Annexation will not change the school district.

# CITY COUNCIL PROCEEDINGS

JOURNAL 186

MAY 23, 2006

PAGE 157

The current approximate appraised value of the proposed annexation lands, according to County records, is \$3,510 with a total assessed value of \$1,053. Using the current City levy (\$31.828/\$1000 x assessed valuation), this roughly yields \$33 in City annual tax revenues for the property. The future assessed value of this property will depend on the type and timing of any other developments on the proposed annexation property and the current mill levy. At this time, the property owner is anticipating that the commercial property will be developed within the next ten years, but the total appraised value after development completion is undetermined at this time.

The property is eligible for annexation under K.S.A. 12-519, et seq.

Motion--  
--carried

Mayans moved that the annexation request be approved; the ordinance placed on first reading and the necessary signatures authorized. Motion carried 7 to 0.

## ORDINANCE

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended. (A06-14)

## AIRPORT AGENDA

Motion--  
--carried

Mayans moved that the Airport Agenda be approved in accordance with the recommended action shown thereon. Motion carried 7 to 0.

## **HANGAR 16 STUDY**

## **HANGAR 16-STUDY, WICHITA MID-CONTINENT AIRPORT.**

Agenda Report No. 06-0551

A request for proposals was issued seeking consulting services for the rehabilitation of Hangar 16. A submittal was received from Haney and Associates Architects and a contract has been prepared for the study phase.

The facility is in poor condition and rehabilitation must be done prior to leasing to a new tenant. This study will identify the scope of work necessary to rehabilitate Hangar 16. The study will address, but not be limited to heating, ventilation, plumbing, fire protection, structural, roofing and code-related issues. It will also include a landscape concept, and propose a new parking area.

The cost of the study is \$8,000 and funds are available in the operating budget. It is expected that with the inclusion of the supplemental agreement for the design services, the total will exceed the \$25,000 limit, which requires Wichita Airport Authority approval. Once the study is complete, a design contract and project budget will be requested.

Motion--  
--carried

Mayans moved that the contract be approved and the necessary signatures authorized. Motion carried 7 to 0.

Adjournment

The City Council meeting adjourned at 9:59 a.m.

Respectfully submitted,

Karen Sublett CMC  
City Clerk

\*\*\*Workshop followed in the First Floor Board Room\*\*\*